First Security Bank

Idaho Construction Report

Volume 38, Number 4

Dr. Kelly K. Matthews—Economist

April 1991

New construction activity in Idaho surged in April, recording the highest monthly level of permit valuation since August 1990. The improvement was evident in all industrial segments, with the distinct exception of multi-family dwellings. Multi-family building permits dropped 56 percent in April and were down 50 percent for the first four months of 1991. For example, over this four-month period, only 8 multi-family permits have been issued in Boise compared to 158 over the corresponding 1990 term. Boise area housing costs, which primarily reflect rental rates, have risen 8 percent since January but were up only 8½ percent over 1990.

Single-family permits in April jumped 10 percent, pushing the four-month total essentially even with last year. The average single-family valuation thus far in 1991 was $87,500, up 1 percent from $86,600 last year. On a geographic basis, April's single-family permits rose in Northern and Southwestern Idaho, dropped in Eastern Idaho and were unchanged in Southeastern Idaho. Over the four-month span, however, only Northern Idaho is ahead of last year. Conventional fixed-rate mortgages continue near 9¼ percent. The nation's bond market, which effectively determines mortgage rates, remains concerned about the huge supply of new financing to be absorbed and the possibility that the recession may be bottoming out.

Nonresidential construction value reached $17 million in April, a gain of 57 percent. Of that total, however, $8.8 million occurred in Ammon (adjacent to Idaho Falls) for the construction of a new high school. Year-to-date, commercial construction statewide at $42 million increased 15 percent, but additions and repairs at $48 million dropped 24 percent from $63 million a year ago.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in April was $75,513,562, or 19.4 percent above April 1990. *NEW RESIDENTIAL CONSTRUCTION* for 570 new dwelling units totaled $42,586,822, a decrease of 2.6 percent in number and an increase of 9.7 percent in value compared with a year ago. Included in the total residential permits were 421 single-family, 57 multi-family and 92 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $16,982,081 was up 57.0 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $15,944,659 were up 17.0 percent.

Building Permit Construction Summary

	April	% Chg	Four Months	% Chg
Total New Dwelling Units	570	- 2.6	1,494	- 9.0
Single-Family	421	+ 9.6	1,134	- 0.3
Multi-Family	57	- 55.5	[illegible]	- 49.8
Mobile Homes	92	+ 26.0	[illegible]	- 1.4
Total Residential Value	$ 42,586,822	+ 9.7	$ 107,221,131	- 2.4
Single-Family	38,721,981	+ 16.6	99,266,032	+ 0.8
Multi-Family	2,963,057	- 40.6	5,696,582	- 42.5
Mobile Homes	901,784	+ 45.7	2,258,517	+ 50.2
Nonresidential Value	16,982,081	+ 57.0	42,039,766	+ 15.2
Alterations & Repair Value	15,944,659	+ 17.0	47,795,756	- 24.2
TOTAL CONSTRUCTION VALUE	**$ 75,513,562**	**+ 19.4**	**$ 197,056,653**	**- 5.9**

IDAHO CONSTRUCTION REPORT

APRIL 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	5	$80,000	$0	$56,000	$136,000
Coeur d'Alene	34	103	2,651,630	511,080	1,470,907	4,633,617
Kootenai County Un	54	108	3,879,036	736,252	98,739	4,714,027
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	8	0	1,422	31,017	32,439
Lewiston	8	155	463,848	385,525	1,594,034	2,443,407
Nez Perce County Un	2	9	173,299	0	90,183	263,482
Moscow	4	32	328,294	0	190,290	518,584
Latah County Un	4	10	270,493	0	36,925	307,418
Orofino	0	11	0	0	46,085	46,085
Osburn	0	7	0	0	29,214	29,214
Sandpoint	0	4	0	0	52,160	52,160
St. Maries	1	9	40,000	0	18,404	58,404
Benewah County Un			REPORT NOT RECEIVED			0
TOTAL NORTHERN	108	461	$7,886,600	$1,634,279	$3,713,958	$13,234,837
Boise City	91	1,373	$9,304,737	$921,745	$6,256,933	$16,483,415
Meridian	43	84	2,702,296	633,210	323,311	3,658,817
Ada County Un	60	148	4,717,364	73,451	662,165	5,452,580
Caldwell	4	14	214,414	287,261	27,000	528,675
Canyon County Un	35	66	2,119,490	344,704	391,314	2,855,508
Nampa	31	82	2,091,642	630,558	179,705	2,901,905
Emmett	6	54	413,424	67,544	269,553	750,521
Gooding	2	3	67,500	6,000	0	73,500
Hailey	17	31	1,082,005	266,715	87,880	1,436,600
Ketchum	5	12	1,000,000	300,000	331,000	1,631,000
Sun Valley	2	9	671,000	13,000	575,000	1,259,000
Blaine County Un	11	17	2,197,000	0	134,000	2,331,000
Jerome	0	7	0	24,000	10,890	34,890
Mountain Home	2	14	112,270	0	42,363	154,633
Payette	5	7	144,000	9,833	54,500	208,333
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	13	47	1,120,322	541,392	305,685	1,967,399
Twin Falls County Un	4	8	102,605	0	104,606	207,211
Weiser	0	5	0	20,000	0	20,000
TOTAL SOUTHWESTERN	331	1,981	$28,060,069	$4,139,013	$9,755,905	$41,954,987
Blackfoot	3	7	$191,000	$20,750	$2,000	213,750
Bingham County Un	17	30	820,500	358,000	89,380	1,267,880
Idaho Falls	30	103	1,979,190	469,450	1,064,282	3,512,922
Ammon	2	8	163,422	8,762,203	15,575	8,941,200
Bonneville County Un	14	41	656,309	18,830	388,245	1,063,384
Rexburg	18	6	736,007	0	403,300	1,139,307
Rigby			NO PERMITS ISSUED			0
Jefferson County Un	8	21	278,200	34,500	88,000	400,700
Salmon	0	2	0	0	8,249	8,249
Lemhi County Un	6	17	57,500	3,500	60,700	121,700
St. Anthony	2	7	85,000	0	29,000	114,000
TOTAL EASTERN	100	242	$4,967,128	$9,667,233	$2,148,731	$16,783,092
American Falls	3	4	$32,000	$35,000	$0	$67,000
Power County Un	4	6	116,000	182,000	0	298,000
Burley	0	2	0	40,000	500	40,500
Chubbuck	2	8	124,581	343,260	15,800	483,641
Montpelier	0	7	0	30,000	23,781	53,781
Pocatello	8	38	590,000	0	114,911	704,911
Bannock County Un	5	15	435,568	17,500	73,749	526,817
Preston	1	2	90,000	0	10,000	100,000
Franklin County Un			NO PERMITS ISSUED			0
Rupert	2	10	35,000	0	45,218	80,218
Minidoka County Un	5	13	192,756	893,796	28,956	1,115,508
Soda Springs	1	5	57,120	0	13,150	70,270
TOTAL SOUTHEASTERN	31	110	$1,673,025	$1,541,556	$326,065	$3,540,646
TOTAL 56 LOCATIONS	570	2,794	$42,586,822	$16,982,081	$15,944,659	$75,513,562

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

FOUR MONTHS CUMULATIVE 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	2	11	$120,000	$0	$85,450	$205,450
Coeur d'Alene	77	237	$5,615,391	$1,616,563	$3,027,751	10,259,705
Kootenai County Un	107	244	$7,715,107	$3,198,422	$680,733	11,594,262
Craigmont	0	1	$0	$0	$5,000	5,000
Grangeville	0	28	$0	$12,422	$133,596	146,018
Lewiston	23	338	$1,578,006	$838,401	$3,676,904	6,093,311
Nez Perce County Un	3	26	$246,299	$5,275,312	$203,869	5,725,480
Moscow	9	68	$788,413	$0	$419,793	1,208,206
Latah County Un	5	18	$270,493	$0	$82,318	352,811
Orofino	0	28	$0	$0	$130,971	130,971
Osburn	0	11	$0	$0	$37,960	37,960
Sandpoint	6	34	$474,897	$160,000	$635,708	1,270,605
St. Maries	3	26	$70,900	$0	$204,602	275,502
Benewah County Un	0	0	$0	$0	$0	0
TOTAL NORTHERN	235	1,070	$16,879,506	$11,101,120	$9,324,655	$37,305,281
Boise City	274	4,143	$25,887,211	$2,185,294	$22,118,201	$50,190,706
Meridian	110	198	$6,897,786	$4,942,947	$485,081	12,325,814
Ada County Un	170	420	$13,139,145	$1,776,547	$1,789,000	16,704,692
Caldwell	14	45	$810,310	$1,422,661	$167,850	2,400,821
Canyon County Un	109	175	$6,894,658	$646,513	$745,269	8,286,440
Nampa	64	207	$4,019,722	$1,976,952	$1,388,491	7,385,165
Emmett	15	122	$1,206,219	$187,544	$444,579	1,838,342
Gooding	2	9	$67,500	$6,000	$85,200	158,700
Hailey	27	67	$1,854,023	$659,865	$282,050	2,795,938
Ketchum	8	30	$1,480,000	$300,000	$535,500	2,315,500
Sun Valley	3	20	$981,000	$13,000	$1,291,100	2,285,100
Blaine County Un	16	30	$3,359,000	$0	$375,500	3,734,500
Jerome	1	19	$7,000	$30,100	$52,480	89,580
Mountain Home	4	32	$171,790	$0	$92,869	264,659
Payette	12	22	$397,350	$220,733	$144,500	762,583
Shoshone	2	3	$90,000	$0	$8,000	98,000
Twin Falls City	37	122	$3,493,329	$1,566,352	$1,904,475	6,964,156
Twin Falls County Un	13	26	$312,087	$63,564	$162,572	538,223
Weiser	0	11	$0	$150,140	$12,800	162,940
TOTAL SOUTHWESTERN	881	5,701	$71,068,130	$16,148,212	$32,085,517	$119,301,859
Blackfoot	5	19	$316,000	$89,750	$206,500	$612,250
Bingham County Un	38	64	$1,768,368	$366,000	$783,680	2,918,048
Idaho Falls	104	256	$7,047,890	$1,346,370	$2,482,154	10,876,414
Ammon	4	13	$319,234	$10,731,203	$38,175	11,088,612
Bonneville County Un	32	86	$1,831,609	$163,084	$592,910	2,587,603
Rexburg	78	14	$2,324,762	$0	$414,900	2,739,662
Rigby	1	4	$5,000	$0	$550	5,550
Jefferson County Un	28	59	$1,225,674	$149,932	$104,000	1,479,606
Salmon	2	20	$0	$0	$378,569	378,569
Lemhi County Un	12	35	$65,500	$11,050	$137,650	214,200
St. Anthony	2	7	$85,000	$0	$29,000	114,000
TOTAL EASTERN	306	577	$14,989,037	$12,857,389	$5,168,088	$33,014,514
American Falls	4	7	$100,000	$35,000	$4,000	$139,000
Power County Un	6	9	$182,000	$182,000	$2,100	366,100
Burley	3	8	$205,000	$43,800	$105,500	354,300
Chubbuck	3	12	$179,581	$343,260	$44,100	566,941
Montpelier	0	7	$0	$30,000	$23,781	53,781
Pocatello	26	94	$2,040,100	$106,645	$632,257	2,779,002
Bannock County Un	11	27	$772,897	$48,380	$84,749	906,026
Preston	2	6	$177,900	$140,000	$14,400	332,300
Franklin County Un	0	0	$0	$0	$0	0
Rupert	3	22	$98,936	$5,460	$192,190	296,586
Minidoka County Un	13	35	$470,924	$998,500	$98,024	1,567,448
Soda Springs	1	8	$57,120	$0	$16,395	73,515
TOTAL SOUTHEASTERN	72	235	$4,284,458	$1,933,045	$1,217,496	$7,434,999
TOTAL 56 LOCATIONS	1,494	7,583	$107,221,131	$42,039,766	$47,795,756	$197,056,653

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IDAHO CONSTRUCTION REPORT

APRIL 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	3	$0	$0	$15,500	$15,500
Coeur d'Alene	16	55	1,182,865	740,506	362,354	2,285,725
Kootenai County Un	39	68	2,074,700	417,283	500,556	2,992,539
Craigmont	0	1	0	500	0	500
Grangeville	32	11	1,223,332	879	25,460	1,249,671
Lewiston	5	160	649,583	453,478	437,273	1,540,334
Nez Perce County Un	1	12	38,680	0	145,855	184,535
Moscow	3	38	259,500	0	232,744	492,244
Latah County Un	4	10	225,161	0	40,950	266,111
Orofino	0	15	0	0	36,657	36,657
Osburn	0	3	0	30,000	10,495	40,495
Sandpoint	4	17	273,456	0	81,840	355,296
St. Maries	0	20	0	29,894	99,952	129,846
Benewah County Un			REPORT NOT	RECEIVED		0
TOTAL NORTHERN	**104**	**413**	**$5,927,277**	**$1,672,540**	**$1,989,636**	**$9,589,453**
Boise City	155	1,381	$9,124,084	$3,638,449	$5,491,353	$18,253,886
Meridian	25	47	1,497,011	274,082	97,918	1,869,011
Ada County Un	40	105	2,552,099	303,000	362,986	3,218,085
Caldwell	9	25	361,182	716,822	33,970	1,111,974
Canyon County Un	37	59	2,124,414	448,879	120,363	2,693,656
Nampa	20	69	1,190,915	0	611,298	1,802,213
Emmett	3	47	197,915	0	128,499	326,414
Gooding	0	1	0	0	900	900
Hailey	33	24	1,710,050	101,495	212,555	2,024,100
Ketchum	7	15	1,466,810	0	237,100	1,703,910
Sun Valley	3	11	1,184,000	0	49,200	1,233,200
Blaine County Un	22	31	4,064,491	0	467,800	4,532,291
Jerome	1	7	0	0	387	387
Mountain Home	3	22	147,581	12,000	49,292	208,873
Payette	2	3	60,000	0	14,500	74,500
Shoshone	0	2	0	0	49,500	49,500
Twin Falls City	12	42	659,015	0	387,690	1,046,705
Twin Falls County Un	3	7	131,848	23,824	14,950	170,622
Wend.	0	7	0	0	25,693	25,693
TOTAL SOUTHWESTERN	**375**	**1,905**	**$26,471,415**	**$5,518,551**	**$8,355,954**	**$40,345,920**
Blackfoot	0	12	$0	$16,800	$33,600	$50,400
Bingham County Un	20	30	899,950	80,800	555,000	1,535,750
Idaho Falls	33	101	2,552,420	2,747,603	990,178	6,290,201
Ammon	2	8	222,313	0	32,485	254,798
Bonneville County Un	15	34	906,775	53,090	151,320	1,111,185
Rexburg	1	7	60,000	0	87,000	147,000
Rigby	0	3	0	750	2,700	3,450
Jefferson County Un	10	25	338,375	31,600	37,200	407,175
Salmon	0	4	0	8,000	10,000	18,000
Lemhi County Un	3	9	197,000	0	26,000	223,000
St. Anthony			NO PERMITS	ISSUED		0
TOTAL EASTERN	**84**	**233**	**$5,176,833**	**$2,938,643**	**$1,925,483**	**$10,040,959**
American Falls	1	10	$85,000	$1,500	$6,780	$93,280
Power County Un	0	3	0	190,000	7,500	197,500
Burley	2	8	145,000	40,000	29,600	214,600
Chubbuck	2	8	90,000	0	195,244	285,244
Montpelier	0	10	0	20,000	5,100	25,100
Pocatello	9	64	619,500	17,000	843,895	1,480,395
Bannock County Un	3	10	86,574	0	144,248	230,822
Preston	1	2	110,000	50,000	0	160,000
Franklin County Un			NO PERMITS	ISSUED		0
Rupert	3	10	26,500	0	49,020	75,520
Minidoka County Un	1	12	81,760	370,950	63,048	515,758
Soda Springs	0	6	0	0	13,800	13,800
TOTAL SOUTHEASTERN	**22**	**143**	**$1,244,334**	**$689,450**	**$1,358,235**	**$3,292,019**
TOTAL 56 LOCATIONS	**585**	**2,694**	**$38,819,859**	**$10,819,184**	**$13,629,308**	**$63,268,351**

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IDAHO CONSTRUCTION REPORT

FOUR MONTHS CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	5	$0	$0	$21,500	$21,500
Coeur d'Alene	34	155	$2,570,833	$4,142,926	$1,099,411	7,813,170
Kootenai County Un	81	183	$4,429,992	$2,208,414	$839,102	7,477,508
Craigmont	0	4	$0	$500	$7,000	7,500
Grangeville	33	20	$1,298,738	$879	$71,090	1,370,707
Lewiston	19	383	$1,488,596	$1,279,660	$1,301,226	4,069,482
Nez Perce County Un	7	43	$475,410	$2,518,127	$339,601	3,333,138
Moscow	6	92	$446,500	$0	$877,878	1,324,378
Latah County Un	8	42	$297,161	$0	$433,263	730,424
Orofino	1	36	$77,000	$35,000	$123,825	235,825
Osburn	0	4	$0	$30,000	$10,531	40,531
Sandpoint	7	36	$394,800	$0	$201,902	596,702
St. Maries	0	48	$0	$29,894	$275,287	305,181
Benewah County Un	0	8	$0	$6,030	$66,100	72,130
TOTAL NORTHERN	196	1,059	$11,479,030	$10,251,430	$5,667,716	$27,398,176
Boise City	499	4,447	$32,264,880	$4,599,849	$39,815,296	$76,680,025
Meridian	82	137	$5,156,071	$712,950	$519,700	6,388,721
Ada County Un	134	333	$10,324,947	$2,919,870	$1,290,192	14,535,009
Caldwell	50	52	$1,162,146	$759,822	$501,742	2,423,710
Canyon County Un	99	166	$5,207,631	$1,813,752	$457,124	7,478,507
Nampa	45	170	$2,507,071	$1,274,266	$1,081,553	4,862,890
Emmett	5	82	$298,891	$0	$464,882	763,773
Gooding	0	5	$0	$15,300	$27,776	43,076
Hailey	58	58	$3,[illegible]360	$221,595	$321,205	4,435,160
Ketchum	16	37	$3,995,592	$246,000	$1,012,200	5,253,792
Sun Valley	14	37	$4,656,000	$0	$563,500	5,219,500
Blaine County Un	36	57	$6,401,491	$0	$1,275,300	7,676,791
Jerome	2	12	$12,000	$0	$31,202	43,202
Mountain Home	16	58	$725,434	$12,000	$137,595	875,029
Payette	4	8	$72,000	$4,300	$18,500	94,800
Shoshone	0	5	$0	$6,700	$104,000	110,700
Twin Falls City	31	120	$2,472,808	$583,498	$1,066,452	4,122,758
Twin Falls County Un	40	21	$472,235	$23,824	$58,882	554,941
Weiser	2	26	$33,000	$47,000	$109,517	189,517
TOTAL SOUTHWESTERN	1,133	5,831	$79,654,557	$13,240,726	$48,856,618	$141,751,901
Blackfoot	1	21	$114,000	$232,200	$66,100	$412,300
Bingham County Un	34	61	$1,443,450	$451,600	$651,115	2,546,165
Idaho Falls	120	261	$8,954,180	$3,925,861	$1,941,260	14,821,301
Ammon	3	13	$299,613	$0	$43,320	342,933
Bonneville County Un	40	88	$1,922,294	$1,204,379	$323,198	3,449,871
Rexburg	2	13	$104,000	$600,000	$102,930	806,930
Rigby	1	5	$70,000	$750	$5,600	76,350
Jefferson County Un	28	65	$851,839	$3,753,100	$861,200	5,466,139
Salmon	0	19	$0	$8,000	$126,100	134,100
Lemhi County Un	12	24	$778,000	$0	$78,000	856,000
St. Anthony	0	0	$0	$0	$0	0
TOTAL EASTERN	241	570	$14,537,376	$10,175,890	$4,198,823	$28,912,089
American Falls	2	17	$176,000	$1,500	$781,480	$958,980
Power County Un	1	10	$40,000	$396,700	$7,500	444,200
Burley	3	11	$194,000	$94,000	$29,600	317,600
Chubbuck	5	15	$263,000	$0	$206,180	469,180
Montpelier	0	10	$0	$20,000	$5,100	25,100
Pocatello	37	141	$2,567,900	$102,000	$2,788,447	5,458,347
Bannock County Un	7	19	$454,236	$43,000	$213,482	710,718
Preston	1	6	$110,000	$690,954	$9,000	809,954
Franklin County Un	2	3	$90,000	$0	$10,000	100,000
Rupert	4	24	$82,380	$392,723	$108,677	583,780
Minidoka County Un	9	36	$209,254	$1,067,406	$132,732	1,409,392
Soda Springs	1	15	$45,000	$30,000	$25,505	100,505
TOTAL SOUTHEASTERN	72	307	$4,231,770	$2,838,283	$4,317,703	$11,387,756
TOTAL 56 LOCATIONS	1,642	7,767	$109,902,733	$36,506,329	$63,040,860	$209,449,922

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

APRIL 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$80,000	0	$0	0	$0
Coeur d'Alene	31	2,294,214	3	357,416	0	0
Kootenai County Un	34	3,532,190	4	346,846	16	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	4	296,152	3	122,696	1	45,000
Nez Perce Co Un	2	173,299	0	0	0	0
Moscow	4	328,294	0	0	0	0
Latah County Un	3	270,493	0	0	1	0
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint			NO NEW	RESIDENTIAL		
St. Maries	0	0	0	0	1	40,000
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	79	$6,974,642	10	$826,958	19	$85,000
Boise City	85	$8,958,921	6	$345,816	0	$0
Meridian	38	2,567,891	2	85,705	3	48,700
Ada County Un	47	4,710,944	0	0	13	6,420
Caldwell	4	214,414	0	0	0	0
Canyon County Un	24	1,999,290	0	0	11	120,200
Nampa	28	1,974,666	2	116,976	1	0
Emmett	6	413,424	0	0	0	0
Gooding	1	64,500	0	0	1	3,000
Hailey	5	518,035	12	563,970	0	0
Ketchum	1	650,000	4	350,000	0	0
Sun Valley	2	671,000	0	0	0	0
Blaine County Un	11	2,197,000	0	0	0	0
Jerome			NO NEW	RESIDENTIAL		
Mountain Home	2	112,270	0	0	0	0
Payette	1	60,000	4	84,000	0	0
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	13	1,120,322	0	0	0	0
Twin Falls County Un	2	102,605	0	0	2	0
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	270	$26,335,282	30	$1,546,467	31	$178,320
Blackfoot	3	$191,000	0	$0	0	$0
Bingham County Un	10	749,000	0	0	7	71,500
Idaho Falls	28	1,963,190	0	0	2	16,000
Ammon	2	163,422	0	0	0	0
Bonneville County Un	6	451,545	0	0	8	204,764
Rexburg	1	146,375	17	589,632	0	0
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	2	240,000	0	0	6	38,200
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un	2	56,000	0	0	4	1,500
St. Anthony	0	0	0	0	2	85,000
TOTAL EASTERN	54	$3,960,532	17	$589,632	29	$416,964
American Falls	0	0	0	0	3	32,000
Power County Un	1	80,000	0	0	3	36,000
Burley			NO NEW	RESIDENTIAL		
Chubbuck	1	122,581	0	0	1	2,000
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	8	590,000	0	0	0	0
Bannock County Un	4	409,568	0	0	1	26,000
Preston	1	90,000	0	0	0	0
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert	0	0	0	0	2	35,000
Minidoka County Un	2	102,256	0	0	3	90,500
Soda Springs	1	57,120	0	0	0	0
TOTAL SOUTHEASTERN	18	$1,451,525	0	$0	13	$221,500
TOTAL 56 LOCATIONS	421	$38,721,981	57	$2,963,057	92	$901,784

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

FOUR MONTHS 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	2	$120,000	0	$0	0	$0
Coeur d'Alene	67	4,987,833	10	627,558	0	0
Kootenai County Un	74	7,368,261	4	346,846	29	0
Craigmont	0	0	0	0	0	0
Grangeville	0	0	0	0	0	0
Lewiston	18	1,379,398	3	122,696	2	75,912
Nez Perce Co Un	3	246,299	0	0	0	0
Moscow	9	788,413	0	0	0	0
Latah County Un	3	270,493	0	0	2	0
Orofino	0	0	0	0	0	0
Osburn	0	0	0	0	0	0
Sandpoint	6	474,897	0	0	0	0
St. Maries	0	0	0	0	3	70,900
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	182	$15,635,594	17	$1,097,100	36	$146,812
Boise City	266	$25,445,197	8	$442,014	0	$0
Meridian	95	6,561,777	4	171,409	11	164,600
Ada County Un	142	13,128,225	0	0	28	10,920
Caldwell	14	810,310	0	0	0	0
Canyon County Un	78	6,478,358	0	0	31	416,300
Nampa	57	3,785,040	4	234,682	3	0
Emmett	15	1,206,219	0	0	0	0
Gooding	1	64,500	0	0	1	3,000
Hailey	15	1,290,053	12	563,970	0	0
Ketchum	2	1,050,000	6	430,000	0	0
Sun Valley	3	981,000	0	0	0	0
Blaine County Un	16	3,359,000	0	0	0	0
Jerome	0	0	0	0	1	7,000
Mountain Home	3	171,790	0	0	1	0
Payette	5	253,350	6	134,000	1	10,000
Shoshone	0	0	0	0	2	90,000
Twin Falls City	34	3,490,647	0	0	3	2,682
Twin Falls County Un	5	312,087	0	0	8	0
Weiser	0	0	0	0	0	0
TOTAL SOUTHWESTERN	751	$68,387,553	40	$1,976,075	90	$704,502
Blackfoot	5	$316,000	0	$0	0	$0
Bingham County Un	20	1,488,768	0	0	18	279,600
Idaho Falls	89	6,475,570	10	528,320	5	44,000
Ammon	4	319,234	0	0	0	0
Bonneville County Un	18	1,564,680	0	0	14	266,929
Rexburg	2	229,675	76	2,095,087	0	0
Rigby	0	0	0	0	1	5,000
Jefferson County Un	12	1,009,000	0	0	16	216,674
Salmon	0	0	0	0	2	0
Lemhi County Un	3	64,000	0	0	9	1,500
St. Anthony	0	0	0	0	2	85,000
TOTAL EASTERN	153	$11,466,927	86	$2,623,407	67	$898,703
American Falls	1	$68,000	0	$0	3	$32,000
Power County Un	1	80,000	0	0	5	102,000
Burley	3	205,000	0	0	0	0
Chubbuck	2	177,581	0	0	1	2,000
Montpelier	0	0	0	0	0	0
Pocatello	26	2,040,100	0	0	0	0
Bannock County Un	7	649,497	0	0	4	123,400
Preston	2	177,900	0	0	0	0
Franklin County Un	0	0	0	0	0	0
Rupert	1	63,936	0	0	2	35,000
Minidoka County Un	4	256,824	0	0	9	214,100
Soda Springs	1	57,120	0	0	0	0
TOTAL SOUTHEASTERN	48	$3,775,958	0	$0	24	$508,500
TOTAL 56 LOCATIONS	1,134	$99,266,032	143	$5,696,582	217	$2,258,517

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

APRIL 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	16	1,182,865	0	0	0	0
Kootenai County Un	25	1,831,512	4	243,188	10	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville	0	0	32	1,223,332	0	0
Lewiston	5	649,583	0	0	0	0
Nez Perce Co Un	1	38,680	0	0	0	0
Moscow	3	259,500	0	0	0	0
Latah County Un	3	222,661	0	0	1	2,500
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	4	273,456	0	0	0	0
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	**57**	**$4,458,257**	**36**	**$1,466,520**	**11**	**$2,500**
Boise City	88	$7,042,983	67	$2,081,101	0	$0
Meridian	20	1,415,586	0	0	5	81,425
Ada County Un	30	2,549,099	0	0	10	3,000
Caldwell	8	361,182	0	0	1	0
Canyon County Un	21	1,961,038	0	0	16	163,376
Nampa	20	1,190,915	0	0	0	0
Emmett	3	197,915	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	11	872,910	22	837,140	0	0
Ketchum	4	866,810	3	600,000	0	0
Sun Valley	3	1,184,000	0	0	0	0
Blaine County Un	22	4,064,491	0	0	0	0
Jerome	0	0	0	0	1	0
Mountain Home	3	147,581	0	0	0	0
Payette	0	0	0	0	2	60,000
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	9	655,295	0	0	3	3,720
Twin Falls County Un	2	131,848	0	0	1	0
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	**244**	**$22,641,653**	**92**	**$3,518,241**	**39**	**$311,521**
Blackfoot			NO NEW	RESIDENTIAL		
Bingham County Un	9	681,300	0	0	11	218,150
Idaho Falls	33	2,552,420	0	0	0	0
Ammon	2	222,313	0	0	0	0
Bonneville County Un	12	893,275	0	0	3	13,500
Rexburg	1	60,000	0	0	0	0
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	5	295,000	0	0	5	43,375
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un	3	197,000	0	0	0	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	**65**	**$4,901,808**	**0**	**$0**	**19**	**$275,025**
American Falls	1	85,000	0	0	0	0
Power County Un			NO NEW	RESIDENTIAL		
Burley	2	145,000	0	0	0	0
Chubbuck	2	90,000	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	9	619,500	0	0	0	0
Bannock County Un	2	83,174	0	0	1	3,400
Preston	1	110,000	0	0	0	0
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert	0	0	0	0	3	26,500
Minidoka County Un	1	81,760	0	0	0	0
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	**18**	**$1,214,434**	**0**	**$0**	**4**	**$29,900**
TOTAL 56 LOCATIONS	**384**	**$33,216,152**	**128**	**$4,984,761**	**73**	**$618,946**

**Compiled by First Security Bank of Idaho, N.A.*

NEW RESIDENTIAL UNITS — FOUR MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	34	2,570,833	0	0	0	0
Kootenai County Un	51	4,186,804	4	243,188	26	0
Craigmont	0	0	0	0	0	0
Grangeville	1	75,406	32	1,223,332	0	0
Lewiston	15	1,268,142	2	161,454	2	59,000
Nez Perce Co Un	7	475,410	0	0	0	0
Moscow	6	446,500	0	0	0	0
Latah County Un	4	294,661	0	0	4	2,500
Orofino	1	77,000	0	0	0	0
Osburn	0	0	0	0	0	0
Sandpoint	7	394,800	0	0	0	0
St. Maries	0	0	0	0	0	0
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	126	$9,789,556	38	$1,627,974	32	$61,500
Boise City	341	$27,755,474	158	$4,509,406	0	$0
Meridian	61	4,766,998	6	157,248	15	231,825
Ada County Un	116	10,319,547	0	0	18	5,400
Caldwell	13	602,862	32	559,284	5	0
Canyon County Un	61	4,822,355	0	0	38	385,276
Nampa	42	2,500,571	0	0	3	6,500
Emmett	5	298,891	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	36	3,055,220	22	837,140	0	0
Ketchum	11	3,159,592	5	836,000	0	0
Sun Valley	14	4,656,000	0	0	0	0
Blaine County Un	36	6,401,491	0	0	0	0
Jerome	0	0	0	0	2	12,000
Mountain Home	15	725,434	0	0	1	0
Payette	0	0	0	0	4	72,000
Shoshone	0	0	0	0	0	0
Twin Falls City	28	2,469,088	0	0	3	3,720
Twin Falls County Un	6	472,235	0	0	34	0
Weiser	0	0	0	0	2	33,000
TOTAL SOUTHWESTERN	785	$72,005,758	223	$6,899,078	125	$749,721
Blackfoot	0	$0	1	$114,000	0	$0
Bingham County Un	16	1,121,800	0	0	18	321,650
Idaho Falls	96	7,675,960	23	1,258,220	1	20,000
Ammon	3	299,613	0	0	0	0
Bonneville County Un	25	1,820,575	0	0	15	101,719
Rexburg	2	104,000	0	0	0	0
Rigby	1	70,000	0	0	0	0
Jefferson County Un	11	698,000	0	0	17	153,839
Salmon	0	0	0	0	0	0
Lemhi County Un	11	778,000	0	0	1	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	165	$12,567,948	24	$1,372,220	52	$597,208
American Falls	2	$176,000	0	$0	0	$0
Power County Un	1	40,000	0	0	0	0
Burley	3	194,000	0	0	0	0
Chubbuck	5	263,000	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	37	2,567,900	0	0	0	0
Bannock County Un	6	450,836	0	0	1	3,400
Preston	1	110,000	0	0	0	0
Franklin County Un	2	90,000	0	0	0	0
Rupert	1	55,880	0	0	3	26,500
Minidoka County Un	2	143,968	0	0	7	65,286
Soda Springs	1	45,000	0	0	0	0
TOTAL SOUTHEASTERN	61	$4,136,584	0	$0	11	$95,186
TOTAL 56 LOCATIONS	1,137	$98,499,846	285	$9,899,272	220	$1,503,615

*Compiled by First Security Bank of Idaho, N.A.